



CITY OF HAYWARD AGENDA REPORT

AGENDA DATE 07/25/02

AGENDA ITEM _____

TO: Planning Commission
FROM: Planning Manager
SUBJECT: Blue Rock Country Club

- Precise Plan, including Design Guidelines
- Vesting Tentative Tract Map 5354
- Disposition of City-Owned Property - Finding of Consistency with the General Plan
- Addendum to Supplemental Environmental Impact Report

The Blue Rock Country Club Project is a Private, Gated Single-Family Residential Community Consisting of 614 Single-Family Homes, an 18-Hole Golf Course, a Golf Clubhouse, and a Joint Elementary School/Park site on approximately 1,635 Acres of Lands Owned by Hayward 1900, the Roman Catholic Bishop of Oakland, and the City of Hayward.

RECOMMENDATION

That the Planning Commission recommend to the City Council that they adopt the addendum to the certified Supplemental Environmental Impact Report (SEIR), find that the Precise Development Plan is in substantial conformance with the approved Preliminary Development Plan; approve the Design Guidelines for the project, as amended by staff; approve the Vesting Tentative Map; and find that the disposition of City-owned property is consistent with the General Plan, subject to the attached findings and conditions of approval

DISCUSSION

The Planning Commission is responsible for making a recommendation to the City Council that the Precise Development Plan (Precise Plan) is (or is not) in "substantial conformance" with the Preliminary Development Plan (1998 Plan) adopted by City Council in January 1998. The 1998 Plan was a conceptual development proposal, and the Precise Plan is intended to refine the 1998 Plan while being in substantial conformance with the 1998 Plan.

The Vesting Tentative Map is the mechanism for implementing the development by defining lots and demonstrating how infrastructure will be provided. The Planning Commission is being asked

to recommend to the City Council whether or not they believe that the Vesting Tentative Map adequately carries out the conditions of approval found as part of the Development Agreement.

When inconsequential and technical modifications that do not create new significant environmental effects are made to a development proposal for which an Environmental Impact Report was certified, an "Addendum" is required to address these changes and to show why additional environmental review in the form of a supplemental or subsequent environmental impact report is not necessary. The Planning Commission is being asked to recommend to the City Council that the Addendum adequately addresses the minor changes and that no further environmental review is necessary.

Background

In January 1998, the City Council certified a Supplemental Environmental Impact Report (SEIR) for the Blue Rock Country Club project and approved the 1998 Plan for 650 single-family homes, an 18-hole championship-style golf course with a clubhouse, a tennis and swim facility, and a joint elementary school/park site. Amendments to the General Plan and the Walpert Ridge Specific Plan were adopted, as were a zone change from Agriculture to Planned Development and a Development Agreement. The Development Agreement allows for construction of up to 650 dwellings and is in effect for ten years, with possible extensions. The Agreement states that the conditions of approval may be amended by the City.

Conditions of approval require approval from state and federal natural resource agencies: the California Department of Fish and Game (CDFG), the California Regional Water Quality Control Board (RWQCB), the U. S. Fish and Wildlife Service (USFWS), and the U.S. Army Corps of Engineers (Corps). As a result of the review process of these resource agencies, parts of the 1998 Plan were modified to reflect their requirements for mitigating loss of wetlands, for protecting the Alameda Whipsnake and California red-legged frog and for preserving wildlife habitat areas. Accordingly, the scope and size of the project were reduced as discussed below. An Addendum to the SEIR was prepared to address the modifications to the 1998 Plan and Vesting Tentative Map for the project.

Project Description

The Precise Plan and Vesting Tentative Map provided for the Planning Commission's consideration reflect the project as updated subsequent to City Council's approval of the 1998 Plan in January 1998. As a result of the required review process with other jurisdictional agencies, the Precise Plan proposes development on 412 acres, or 26 percent of the site, including the golf course, whereas the 1998 Plan totaled 574 acres of developed land, or 35 percent of the site. Permanent open space is now proposed for 1,230 acres, or 76 percent of the site, rather than the 1,100 acres, or 65 percent of the site, approved in the 1998 Plan. Conservation easements over 1,200 acres (74 percent) are intended to ensure habitat preservation for special species. Over 1,000 acres of the open space will be dedicated to the East Bay Regional Park District.

The 1998 Plan showed that the residential area consisted of 240 acres and contained 650 homes on lots of varying sizes. The proposed Precise Plan residential area is less than 200 acres and

includes 614 homes on lots of varying sizes. The lots sizes in the Precise Plan are similar to the sizes authorized in the 1998 Plan, with there being fewer small lots (less than 5,000 square feet) and more large lots (more than 10,000 square feet). According to the applicant, the revised development proposal reduces grading from 7.8 million cubic yards to less than 5 million cubic yards. A landscaped parkway or "paseo," which accesses the golf clubhouse at the south end of the development, has become the primary spine and organizing element in the Precise Plan.

The revised golf course design reduces the acreage devoted to golf turf from almost 130 acres to less than 100 acres. By removing turf, the golf course is more of a linear or "links" style (natural foliage) course in order to preserve more wetlands, rock outcrops and other wildlife habitat areas. This design retains more undisturbed natural site features between holes and creates a 202-acre private habitat conservation area.

Construction is proposed to occur in several phases, with the approximately 384-acre grading area to be graded in one or two phases. The homes and the elementary school are proposed to be built in five annual phases, generally from the north to the south. The golf course is proposed to be built in phase one, with the clubhouse facility to be built with the last residential phase.

The elementary school/park site identified in the 1998 Plan has been approved by both the State and the Hayward Unified School District. School construction is proposed to occur within the first phase of the project, as per the conditions of approval.

In January 2001, East Bay Regional Park District (EBRPD) entered into an agreement with Hayward 1900 to exchange up to 25 acres of land; to accept from Hayward 1900 the donation of approximately 1000 acres; development of a staging area in conjunction with the school and Hayward Area Recreation and Park District (HARD) park by Hayward 1900; development of public trails; and creation of a zone of benefit for long term maintenance. Subsequent to the agreement, a biological opinion issued by the U. S. Fish and Wildlife Service severely limits the use of the public trail system other than the Bay Area Ridge Trail. The authority of a federal agency generally has priority over that of a local agency. In order to provide consistency with federal habitat mitigation and conservation purposes and to also provide public access to Garin Regional Park, either from the Bay Area Ridge Trail or from the Blue Rock Country Club, EBRPD proposes to formulate a Habitat Preservation Plan to demonstrate to the U. S. Fish and Wildlife Service that connection to EBRPD trails for use by the public can be achieved while protecting the native habitat. The applicant has proposed to provide financial assistance of up to \$100,000 to EBRPD to produce the Habitat Preservation Plan. This offer of assistance has been included as a condition of approval [Condition 3. o. (2)].

Precise Plan and Vesting Tentative Map

The Planning Commission is being asked to recommend to City Council to find that the proposed Precise Plan is in "substantial conformance" with the approved 1998 Plan. Given the refinements of the project in relation to the scope and the nature of the project, staff believes that it would be appropriate to make this finding. If the City Council were to determine that this finding could not be made, then the applicant could resubmit a Precise Plan with such changes as may be deemed necessary to make the finding of substantial conformance.

The detailed Vesting Tentative Map is supported by technical reports, as required by the conditions and requested by City staff. The key elements—the grading plan, the storm drainage system, sanitary sewer system, and water system—describe the proposed systems response to City specifications. The plans address future municipal water facilities and public safety with the provision of fuel modification zones, lot setbacks and adequate water pressure for the sprinkler system. The storm drainage water plans incorporate new California Regional Water Quality Control Board standards for treatment of 85 percent of annual runoff, up from 60 percent. The storm runoff report demonstrates that there will be no increase in peak runoff. The major issues associated with the Precise Plan and Vesting Tentative Map are discussed below.

- Permits from Other Agencies

The conditions of approval of the 1998 Plan require support of the project in concept by other jurisdictional agencies before approval of the Precise Plan. The conditions also state, *“the Precise Plan shall reflect any physical changes to the development required of the permitting agencies.”* The proposed Precise Plan evolved following interaction with the Corps, the US FWS and others. The Corps required: a wetlands analysis; a mitigation and monitoring plan; and approval from the US FWS because of the presence of two federally threatened species, the Alameda whipsnake and the California red-legged frog, on the site. This process reduced the project footprint, concentrated the residential area closer to Fairview Avenue and extended slightly to the north, shortened the residential area by 1,000 feet and eliminated the park on former Neighborhood G. Golf course modifications included a reduction of 30 acres of less turf, shortening of contiguous golf by 1,800 feet, and creation of a central 200-acre wildlife habitat area with links to adjoining habitat areas.

The mitigation plan includes wetland mitigation at a 2:1 ratio and identifies up to 26 acres of mitigation, including permanent ponds, seasonal wetlands, and stream channel improvements that will benefit the red-legged frog. Alameda Whipsnake mitigation includes approximately 36 acres of new rock outcrops planted with scrub. Within the preserved 1,200 acres, restricted grazing will benefit both species. Biologists will monitor the preserves for 10 years to ensure that mitigations succeed. Management of the preserves will be perpetually funded to ensure ongoing viability as habitat for protected species.

Staff has received and reviewed a copy of the *“Biological Opinion on the Proposed Blue Rock Country Club Project, Hayward, Alameda County, California (Corps File No. 21586S)”* of the U.S. Fish and Wildlife Service. The Opinion concludes that

After reviewing the current status of the Alameda whipsnake and its critical habitat, the California red-legged frog and its critical habitat, the environmental baseline for the action area, the effects of the proposed action and the cumulative effects, it is the Service’s biological opinion that the Blue Rock Country Club project is not likely to jeopardize the continued existence of the Alameda whipsnake and red-legged frog, and predator management on the 3,082-acre Garin/Dry Creek Regional Park.

- Grading Modifications

The grading plan associated with the 1998 Plan reflected 7.8 million cubic yards of earthwork and created large fill slopes that would be visible from Garin Park. The overall earthwork volume has been reduced to less than 5 million cubic yards with the Precise Plan and tentative map, according to the applicant. "Three Oaks Knoll," a large outcropping south of the clubhouse, has a 260+-foot buffer of open space around it, which exceeds the 75-100 feet required by the conditions of approval of the 1998 Plan. Grading is also reduced in specific locations near to Garin Park and around Three Oaks Knoll.

Within the area designated for development, the Precise Plan creates curving, tiered slopes along the paseos and other landscaped areas. The fill slopes near Garin Park are less than in the 1998 Plan. Instead, fill slopes are proposed between the back yards of homes and the golf course, and between the back yards of homes and the major paseos, so that the views of the residents in these homes will be enhanced.

The conditions of approval of the 1998 Plan require that the vertical height of manufactured slopes generally should not exceed a total of 25 feet between back-to-back lots or adjacent to open space. Within the development area, 75 percent of slopes are at or below 25 feet high, with the remaining 25 percent as much as 30 feet high. The 25-30 foot slopes are mostly between backyards of homes and the paseo, not between back-to-back lots. On the project's periphery (along a portion of Fairview Avenue and in proximity to the Carden property), some slopes abutting open space exceed 25 feet. Although some of the slopes are proposed to exceed 25 feet, in one instance the designer has used this condition as an opportunity to create a dramatic water feature. One of the slopes near the entry will feature a cascading waterfall that starts at the top with a 15-foot cascade, then a break, a 7-foot cascade, followed by a 5-foot cascade.

There are some areas where the slopes could be enhanced. For example, when the 1998 Plan was adopted, acquisition of the adjacent "Carden" property was looked upon as an opportunity to further reduce grading and create a cohesive project across these Walpert Ridge lands. However, the purchase was not achieved. In order to provide a flat, extensive surface for two soccer fields and to avoid the Carden property, there will be a high slope retaining the soccer fields along Garin Park Lane. As this road is one of the entries to Garin Park, the retaining wall should be attractive. Therefore, staff is proposing a condition of approval requiring that all tall retaining systems and steep slopes have attractive finishes and provide for plantings that would either cascade down over the wall or vines that would climb the retaining walls. Where there are steep grades in the vicinity of the golf course that are visible from Garin Regional Park, these areas will be landscaped where feasible to reduce the visual impacts.

With respect to grading and slopes, the conditions of approval of the 1998 Plan provide for flexibility with respect to the Hillside Design Guidelines. Staff supports the proposed grading and slopes (with enhancements) because: 1) the wide, landscaped paseo slopes will screen the additional height from the roadways, as depicted in Exhibit F, "The Precise Plan, p. L2 "Paseo Parkway Section", 2) the added height will enhance views by residents; 3) the proposed slopes are consistent with conditions to reduce overall grading; and 4) they reflect

the intent of the policies to preserve natural features, such as significant rock outcroppings. According to the Hillside Design Guidelines, a gentle slope should be used "if it will not result in excessive grading or will not disrupt natural features." Limiting slopes to 25 feet within the area designated for development would create these impacts.

The alternatives to the steeper slopes would be to enlarge the project footprint (impacting sensitive biotic features such as wetlands, rock outcrops and existing trees) or to reduce the number of lots by 80, according to the applicant.

A condition of approval of the 1998 Plan requires relocation or redesign of the tennis and swim clubs in the area referred to as Neighborhood G in order to save the greatest possible number of mature trees. The elimination of this neighborhood reduced the impact of grading on a large number of trees in this area, but simultaneously eliminated a significant recreational amenity and impacted the amount of active recreational acreage available to serve the residents. This issue is addressed in greater detail in the section entitled, Recreation, below.

- Elementary School:

A condition of approval of the 1998 Plan requires the applicant to dedicate a minimum of 6.5 acres to the Hayward Unified School District (HUSD) and to design and construct an elementary school with core facilities for 650 students and classrooms for 350 students. The applicant is also required to execute an agreement with the City to dedicate to the City 5 acres of parkland adjacent to the school site for a public park to be administered by HARD and used by HUSD and the public. The applicant is seeking a modification of this condition that would permit transfer of the 5-acre park site to HUSD instead of to the City, with HARD and public use assured through a joint use agreement.

The State's recommended elementary school site size is 10 acres; therefore, to facilitate site and plan approval by the State, the applicant proposes to transfer an 11.3-acre joint school/park site to HUSD after construction of the school. Detailed school and ball field plans have been approved by HUSD and the State of California, and HUSD and Hayward 1900 have executed a mitigation agreement that provides for Hayward 1900 to construct the new school. The mitigation agreement between the applicant and HUSD specifies that at minimum, the applicant will construct classrooms for the initial 350 students and core facilities for 650 students. If state funding is secured, additional school/park site facilities would include classrooms to accommodate 650 students; a large multi-purpose room/gymnasium; a small outdoor amphitheater for school use; and an improved park with two finished soccer/ball fields, including turf and a sprinkler system; and an adjoining restroom and concession facility. The agreement also provides for the applicant to receive partial reimbursement from HUSD from any State funds, and construction of the school facilities as currently proposed is subject to receipt of all requisite governmental approvals for the project, including an agreement on the part of the City to allow dedication of the 5 acres of parkland adjacent to the school site to HUSD rather than the City. The agreement between HUSD and the City will include a reversionary clause allowing the City to take possession should the 5 acres cease to be used for the school/park site at any time in the

future. The agreement between the City and the developer is required to be finalized prior to issuance of the first final map.

- Land ownership

Under the 1998 Plan, the Blue Rock site included lands owned by Hayward 1900, the Roman Catholic Diocese of Oakland (Church) and the East Bay Regional Park District (EBRPD). Since then, Hayward 1900 and the EBRPD have executed an agreement and exchanged 25 acres. Dedication of open space/habitat lands to the EBRPD will occur in phases throughout the construction of the project. Hayward 1900 and the Church have executed an agreement for purchase of Church lands. The Precise Plan includes property owned by the City of Hayward, which is the land presently occupied by a large water tank. The conditions of approval of the 1998 Plan require the applicant to dedicate a 16,000 square-foot site for a future second water tank at the 1285 (elevation) adjacent to the existing tank. Instead, the proposed water system calls for demolishing the existing water tank and building a new tank, with the same storage capacity at a different location. A new reservoir (two tanks), with a total capacity of 5.7 million gallons, will also be constructed at the 1530 (elevation) site on land owned by the applicant and to be dedicated to the City. The total storage provided in the three tanks is adequate to meet the City's needs.

- Landscaping:

The 1998 Plan recognized that many mature oaks and native trees will be cut down when the project is implemented, and a condition of approval seeks to minimize the cutting by eliminating housing from the former "Neighborhood G." Although Neighborhood G will be retained in its natural state, some removal of mature trees is necessary to create a buffer for fuel management purposes. Other tree loss will be due to the intensity of the residential development and the golf course design. Because many of the trees grow on a hillside or in clumps, it is not possible to relocate them within the project, but efforts will be made to do so where possible. A condition of approval requires an extensive replanting effort.

- Circulation:

Landscaped parkways or "paseos" are proposed as the primary pedestrian circulation element. The slopes of these paseos are also intended to screen homes and enhance views. These landscaped parkways will have two miles of multi-use trails and link the five "villages" to the school/park, clubhouse, neighborhood parks and open space trails. The main paseo has wide landscape buffers, a trail on at least one side, and a 36-foot-wide roadway with no parking. The secondary paseo has a wide landscape buffer and a trail and parking on one side.

Golf carts, cars, cyclists and pedestrians will share local streets. Golf carts will be allowed on all roads. Emergency vehicle access and open space trails will connect the community to the surrounding open space.

A condition of approval specifies various street and pedestrian circulation criteria. The applicant is seeking approval of a street system that varies from these conditions, as described below.

The dimensions of the proposed Garin Park Lane that runs from Hayward Boulevard along the proposed school and park are less than the conditions of approval in some areas. However, the dimensions meet the needs of HUSD for the school and of HUSD/HARD for play fields, and a horse trail is included as requested by the East Bay Regional Park District. The reduction in the width of Garin Park Lane is requested in order to avoid grading on abutting properties, including the adjacent Carden property. From the school to the ball field access, the road will be a 36-foot-wide public road with a sidewalk on one side and a pedestrian/horse trail on the other. South of the play field access point, the road will gradually decrease in size to a 24-foot paved width, consistent with its use as a limited access and emergency vehicle (EVA) road.

Four-foot-wide sidewalks are proposed on both sides of the street on the public portion of the main entry, from Hayward Boulevard/Fairview Avenue to just past the guard station.

The proposed Tentative Map reflects sidewalks on one side of the street on the major roadways, but does not include them on many of the interior streets and cul-de-sacs. Village A is in the first phase of development and will have the smallest lots, and no sidewalks are proposed within this village, except on the periphery. Also, there are no sidewalks on the streets that abut three of the neighborhood parks in Villages A, B and E. Conditions of approval of the 1998 Plan require sidewalks on each street. The applicant is asking that this condition be modified to limit sidewalks.

While sidewalks are required in most subdivisions in Hayward, the applicant indicates that an exception should be made for the Blue Rock Country Club due to its high-end image, which is different from other Hayward subdivisions. The applicant maintains that that limiting sidewalks to major routes promotes pedestrian activity and excluding them from interior streets is in keeping with a country club atmosphere. The applicant also reasons that eliminating sidewalks has environmental benefits. According to the applicant, the Water Quality Control Board Basin Plan calls for the use of best management practices (BMPs) to increase pervious surfaces and reduce impervious surfaces, such as streets and sidewalks. Within the housing envelope, Blue Rock BMPs include integrating large landscape areas (golf, parks and paseos) into the community and reducing impervious surfaces

One of the obvious advantages of sidewalks is that they generally provide for safe pedestrian passage. With no sidewalks and on-street parking permitted, pedestrians must walk in the street, which can pose challenges particularly for the very young and elderly, especially during hours of darkness. In staff's opinion, since many of the blocks are very lengthy, they could be made safer and more pedestrian friendly if there were pedestrian passages from the interior streets to the main "paseos" where sidewalks are located. Therefore, if sidewalks are not installed on all streets, staff recommends that additional pedestrian passages be required. (See Conditions of Approval, No. 40)

- Cul-de-Sacs

City standards require that all lots around a cul-de-sac bulb must encase or “fan” around the bulb. However, in the case of the Blue Rock Country Club project, the orientation of the homes is toward views, primarily toward the Bay, and not toward the street. Lots on streets with cul-de-sacs are oriented to maximize views and some lots cluster on the view side of the bulb, offering views or access to parks or open space. Where homes fanned around the lower bulbs would impair views from lots above, the lower lots are mostly fanned and the bulb has a central landscape amenity (park, open space or yard) that protects upper lot views. The proposed design also affords a larger number of lots than would be possible with the “fan” design.

The intent of the “fanning” requirement is to provide a setting that allows residents to be oriented toward the front of their homes and the street. This orientation promotes neighborhood connectivity and safety. In this instance, in staff’s opinion, maximizing views (which will undoubtedly add to the value and enjoyment of the home) justifies the orientation of the homes as proposed, which is not fanned about the cul-de-sacs.

Village C depicted in the Precise Plan and Vesting Tentative Map has seven courts, or cul-de-sacs, each with seven to eight lots that fan about the court. The lots on these courts do not conform to the City’s design standards calling for a minimum of 35 feet of frontage on the street. Lots on these courts have between 25 and 40 feet of frontage on the street, with 19 of the 29 lots having less than the required 35 feet of frontage. Proposed homes are “zero lot line” houses with 16-foot-wide driveways that provide access to two-car garages. The applicant indicates that homes on these lots will be marketed to golf-oriented empty nesters, whose needs are typically different from families with children. Staff recommends including a condition that would allow greater flexibility with respect to required yard setbacks. For example, empty nesters may not value a large rear yard. If the rear yards were reduced, front yards could be enhanced and the amount of landscaping in the front, as seen from the street, would be greater and provide a more attractive streetscape. Also, if one-story homes are built on these lots, the amount of square footage possible in the house would be maximized by reducing setbacks, especially toward the rear of the lot.

- Parks

In addition to the 18-hole golf course, there will be 5.2 gross acres of neighborhood parks, with approximately 3 acres suitable for lawn games, play structures, tennis, and picnicking. Every neighborhood except for Village C, next to the golf clubhouse, will have a park. The park in Village E will include tennis courts.

The 1998 Plan showed a tennis and swim club in Neighborhood G, and a condition of approval of the 1998 Plan requires internal private parks to be at least as large as the neighborhood parks depicted on the approved 1998 Plan (approximately 6.5 acres), with reductions of up to 30 percent per neighborhood allowed as long as each remaining

neighborhood park is on a single parcel. The condition requires that any reduction in total acreage is to be relocated on former Neighborhood G.

The total neighborhood park area within the neighborhoods has been reduced from that shown in the 1998 Plan by 20 percent, from approximately 6.5 acres to 5.2 acres, with approximately 3 acres of parkland being on relatively flat land (less than a 5 percent slope). Due to actions by other outside resource agencies, a park cannot be located in the former Neighborhood G because this area has been required to be set aside as a continuous movement corridor and habitat for two federally threatened species on the eastern side of the site. Therefore, although the 1998 plan envisioned the possibility of locating additional park area in Neighborhood G, it is no longer possible. With the reduction in the amount of area devoted to neighborhood parks and the recreational opportunities eliminated from Neighborhood G, the Precise Plan depicts a significant reduction in the amount of area devoted to active recreation.

The actual parkland dedication requirement to the City for use by the public is 10.2 acres for 614 dwellings. The conditions of approval require the dedication of 6.5 acres of parkland adjacent to the elementary school in addition to the dedication of 1,000 acres of passive recreation area to a public agency, such as the East Bay Regional Park District. The 1,000 acres represented in the 1998 Plan represents approximately 65 percent of the site. The applicant points out that the golf course is also a significant recreational opportunity for residents, as is the paseo system with two miles of landscaped pathways, the park at the school site will be available for public use, and trail connections to open space via the Bay Area Ridge and Garin Park trails. Additionally, the residents will have the benefit of a golf course club house/restaurant, where neighborhood events may be held. A representative of the Hayward Area Parks and Recreation District indicated they have no objection to the reduction in the area of these private parks. The applicant has agreed to work to dedicate to the City an additional 5 acres for park purposes on lands currently owned by Hayward 1900. A condition of approval (Condition 30) requires dedication of a site prior to approval of the first final map.

- Landscape Elements

Landscaping with native and native compatible plants, and special streetscape paving, lighting, signage, walls and fencing will carry out the identity of the project and its neighborhoods. Landscaped roundabouts will define the project, clubhouse and key neighborhood entries. The streetscape components will utilize rock faced and similar materials to echo site conditions. There will be reconstructed rock outcrops within the paseos and the golf course, as well as in the biological mitigation areas. Each village will have its own street tree palette, based on its location and home types.

- Lots

The Precise Plan has 614 lots, reduced from the 650 approved in the 1998 Plan. The lots are all within the 1.6 miles distance from Fire Station 5 as required by the conditions of approval. The Precise Plan has a range of lots from 4,000 square feet to over 10,000 square feet and is compared to the 1998 Plan below.

Lot Size (S.F.)	Percent In 1998 Plan	Percent In Precise Plan
4,000 to 4,999	11%	9%
5,000 to 5,999	20%	16%
6,000 to 7,999	40%	37%
8,000 to 9,999	13%	14%
10,000 to 11,999	10%	13%
12,000 +	6%	11%

- *Golf Clubhouse*

In the Preliminary Plan, the clubhouse was south of the homes and next to a prominent knob ("Three Oaks Knoll"). The shortening of the project under US FWS direction relocated the clubhouse further north and revised its layout to a more compact footprint compatible with the sloping site and the golf course. The design of the clubhouse is shown on sheet L-11. The various uses for the clubhouse are not described. Because the swim and tennis club is eliminated wherein a commercial concession was required to be located, staff recommends that this concession be located within the golf clubhouse. Also, because the community room provided by the swim and tennis club has been eliminated from the Precise Plan, staff has included a condition of approval requiring that the golf course clubhouse also be available for a Blue Rock neighborhood meeting room on occasion.

Design Guidelines

The applicant is required to provide "design guidelines" that address quality architectural guidelines, site planning guidelines, lot and streetscape guidelines, landscaping guidelines, and golf course guidelines. A copy of these design guidelines is attached as Exhibit E. The design guidelines are important because the builder(s) of the homes is unknown at this time, and the guidelines are meant to ensure that the design of homes and those aspects carried out by future developers will adhere to exacting standards.

Staff supports these guidelines, with some exceptions, which are outlined in the Addendum to the Conditions, some of which are outlined below. One of the primary issues is that of the percent of the front of a residence that may be devoted to garages, which staff does not support as explained below.

- As proposed, a guideline (3.4.2.b.) would allow 46 percent of the total number of homes to have garages whose widths exceed 65 percent of the width of the front of the structure; and 190 of those homes could have garage widths that exceed 75 percent of the front of the structure. The City has been consistent in its application of the City of Hayward Design Guidelines that discourage garages that constitute more than 50 percent of the front of the house. Staff believes that the City's guideline relative to garages promotes attractive streetscapes and should be followed.

- A provision should be added under “Utilities and Easements” that would require electrical transformers to be installed underground. Installing transformers underground in residential areas is consistent with the City’s policies relative to utilities.
- A section under “Garages and Driveways” (3.4.2.f) would allow garages in rear yards except on lots that front on the golf course or the rear of view lots. Staff recommends that they also not be allowed in required rear yards along the periphery of the project so as to minimize visual impacts of the project as seen from off-site.
- Under the Landscape section (4.1), tree preservation is encouraged; however, the tree removal process does not mirror the City’s Tree Preservation Ordinance, which should be added into this section so as not to minimize the effects of removing native trees.
- The section under “Fences and Walls” should make it clear that many of the fences should not be view obscuring.

DISPOSITION OF CITY PROPERTY/WATER TANK ON CITY PROPERTY

State law requires that the Planning Commission make a finding of consistency with the General Plan when City property is sold, leased, or otherwise used by private parties. In this instance, an existing reservoir that is located on City property is proposed to be relocated to make room for new housing. A new reservoir would be constructed on property currently owned by the applicant, which would then be deeded to the City. The applicant is proposing to obtain the City property, and the Planning Commission is asked to make the finding that the disposition of City property for this purpose would be consistent with the General Plan.

While the General Plan does not speak specifically to the disposition of City-owned property, it is consistent with a General Plan policy that supports an adequate supply of land designated and zoned for residential use to meet housing needs. Another General Plan policy states, “Design hillside development to be sensitive to the maintenance of a natural environment through retention of natural topographic features such as drainage swales, streams, slopes, rock outcroppings, and natural plant formations.” The City property designated for disposition for development with housing currently contains a reservoir. Were the reservoir to remain in its present location, it would be visually imposing to surrounding houses and fewer houses could be built. The proposed location for a new reservoir would be down-slope from the nearest homes, and that location is such that the reservoir would not be visually imposing as seen from a developed area. In addition, screening is proposed to further soften the visual impact of the reservoir. Considering the above General Plan policies, staff recommends that the Planning Commission find that the disposition of City property for housing development is consistent with the General Plan.

ENVIRONMENTAL REVIEW - ADDENDUM

When minor modifications are made to a project that would not result in any additional environmental impacts and for which an Environmental Impact Report was certified, an "Addendum" to the Environmental Impact Report must be prepared. As described above, the project footprint is now smaller. As a result, the Precise Plan has less environmental impact than the plan analyzed in the 1998 Supplemental Environmental Impact Report ("SEIR"). The SEIR Addendum (Exhibit D) makes minor revisions to the SEIR necessary to describe differences between the project as evaluated in the SEIR (1998 Plan) and approved by the City in 1998, and the project as currently described in the Precise Plan and Tentative Map application. As demonstrated in the SEIR Addendum, no subsequent or supplemental environmental impact report is necessary under CEQA requirements because: 1) there are no substantial changes to the project that would involve new significant environmental effects or a substantial increase in severity of prior significant environmental effects; 2) there are no substantial changes in the project or its circumstances which would trigger new or substantially increased effects; and 3) there are no new feasible mitigation measures or alternatives that would substantially reduce one or more significant effects of the project and that the applicant declines to adopt. Minor changes that were examined include reduction in the number of homes, the elimination of the swim and tennis center, golf course modifications, and an increase in open space. An errata sheet has been added to the Addendum to address the technical changes in the design and location of the water tanks and ponds and the location of the frog mitigation ponds.

Additional Items

The subject property encircles the "Carden" property. Mr. Carden indicates that he has easements that grant him certain rights with respect to passage over the applicant's property. One of the easements grants him the right of passage to his property from Hayward Boulevard. The Hayward Unified School District has filed an eminent domain proceeding to obtain this easement and intends to reroute and improve his access. Other alleged easements are less specific with regard to location. One easement provides what he describes as a "floating" easement that provides access from his property, across Hayward 1900 property, to a County road that was never constructed and which is not planned to be constructed. Another easement he describes as a prescriptive "jogging" easement across Hayward 1900 property. This matter is the subject of a lawsuit between Mr. Carden and the developer and is yet to be resolved.

A condition of approval of the 1998 Plan requires the applicant/developer to ensure that potable water is supplied to Mr. Carden's property during all phases of grading, construction and thereafter. A study was provided showing how this will be accomplished.

Prepared by,


Dyana Anderly, AICP
Planning Manager

Exhibits:

- A. Findings
- B. Conditions of Approval Adopted by City Council on January 28, 1998, as proposed to be modified
- C. Addendum to Conditions of Approval
- D. Addendum to Supplemental Environmental Impact Report
- E. Blue Rock Country Club Design Guidelines
- F. Plans (Precise Plan and Tentative Map)

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**FINDINGS IN SUPPORT OF
Precise Development Plan 00-120-02; and
Vesting Tentative Map Tract 5354; and
Disposition of City Property**

A. That the Precise Plan is consistent with and conforms to the City's General Plan and the Walpert Ridge Specific Plan, and is authorized under the Development Agreement. The Precise Plan is in substantial conformance with the Preliminary Development Plan approved by the City Council pursuant to Resolution No. 98-006. It reflects the same overall residential master planned community, with single-family homes, an 18-hole championship golf course and golf clubhouse, along with a designated 11.3-acre joint school/park site. The Precise Plan includes approximately 1,000 acres to be dedicated to the East Bay Regional Park District. As required by the Conditions of Approval, the plan reflects physical changes to the development required through the resource agency permitting process to reduce the fill of jurisdictional wetlands and to protect the Alameda whipsnake and red-legged frog and their habitat; the plan also reflects physical changes to the development to address conditions imposed by the City. The changes include a reduction in the overall development area, a significant reduction in grading volumes, incorporation of more natural, contour grading and preservation of rock outcrops, and preservation of additional open space area. The residential development concept remains the same, with area reduced from 240 to 200 acres and the number of homes from 650 to 614. The project retains separate villages, each containing a mix of lot sizes, with a similar overall ratio of large to small lots. There are a total of six neighborhood parks, along with several pocket parks and a greenway/paseo system. The tennis and swim club have been removed from former Area G to reduce impacts to oak woodlands, with two tennis courts now included in Village E. The 11.3-acre school/park site is the same. The updated "links" style of the golf course enables preservation of more jurisdictional wetland, rock outcrops and other wildlife habitat area and reduces the amount of area disturbed.

B. That the Conditions of Approval as amended by the City Council on _____, 2002 and the addendum to the Conditions of Approval as approved by the City Council on _____, 2002 are necessary, appropriate, and consistent with, and authorized by the Development Agreement and other project entitlements approved by the City Council in January, 1998, the City's General Plan and the Walpert Ridge Specific Plan.

C. That the vesting tentative tract map substantially conforms to the City's Subdivision Regulations and the General Policies Plan, in that the proposed development conforms to the Residential-Suburban Density, designation on the General Policies Plan Map and is therefore compatible with the objectives, policies, and the general land use and programs specified in the General Plan.

D. The development is in substantial harmony with the surrounding area.

E. The development creates a residential environment of sustained desirability and stability, that sites proposed for public facilities, such as school, playgrounds and parks, are adequate to serve the anticipated population and are acceptable to the public authorities having jurisdiction thereon, and the development will have no substantial adverse effect upon surrounding development.

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F. Development of the lots in conformance with the recommended conditions of approval will assure that the land being subdivided is for residential use and the drainage from such a use does not violate the requirements prescribed by the California Regional Water Quality Control Board.

G. The layout, lot size, and configuration is such that future building(s) could be oriented for the purpose of providing an opportunity for future passive solar heating and cooling.

H. None of the findings set forth in Section 66474 of the Subdivision Map Act¹ have been made, and the approval of the vesting tentative tract map is granted subject to the recommended conditions of approval.

I. Development of the lots in conformance with the recommended conditions of approval and in compliance with City codes will prevent any significant environmental or other impacts, i.e., drainage, soils instability, noise, or traffic problems.

J. The existing and proposed streets and utilities are adequate to serve the development.

K. Based on the City's 1995 Water Distribution System Master Plan, the 2002 Draft water Distribution System Master Plan update, the 2000 Urban Water Management Plan, and the City's contract with the San Francisco Public Utilities Commission which provides that SFPUC shall supply water to Hayward in perpetuity to meet all its needs, and based on the water conservation practices included in the project and encouragement of the use of groundwater whenever feasible, the City has determined that water in sufficient quantities are and will be available to meet this subdivision's current and future needs.

L. Each phase will provide sufficient proportion of total planned common open space, facilities, and services so that it may be self-contained in the event of default or failure to complete the total development according to schedule.

M. Any latitude or exception(s) to development regulations or policies is adequately offset or compensated for by providing functional facilities or amenities not otherwise required or exceeding other required development standards.

N. The Planning Commission has reviewed the proposed exchange of the City's current parcel and tank reservoir for a relocated tank reservoir facility within the development and finds the disposition in conformance with the City's General Plan.

¹ The findings of Section 66474 set forth the grounds for denial of a tentative map which are as follows:

- (a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
- (b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- (c) That the site is not physically suitable for the type of development.
- (d) That the site is not physically suitable for the proposed density of development.
- (e) That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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- (f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- (g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property with the proposed subdivision.

FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Addendum to the Final Supplemental Environmental Impact Report

State Clearing House Number 97072028

Precise Plan, Including Design Guidelines
Submitted in Conjunction with
Vesting Tentative Tract Map 5354

I. Introduction

A. The following findings are hereby adopted by the City of Hayward with respect to the Addendum prepared to the Final Supplemental Environmental Impact Report SCH No. 97072028 ("FSEIR") for the Blue Rock Country Club Project ("Project"). The Addendum has been prepared in compliance with the California Environmental Quality Act, Public Resources Code sections 21000 et seq ("CEQA") and the State CEQA Guidelines, 14 California Code of Regulations sections 15000 et seq.

B. Hayward 1900 Inc. ("Applicant") submitted applications for the Project on approximately 1,635 acre site in an area commonly known as Walpert Ridge. On January 13, 1998, the Hayward City Council ("City Council") in Resolution No. 98-004 certified the FSEIR and adopted CEQA findings and a statement of overriding considerations in connection with the following actions: approval of General Plan amendments (GP 97-110-04), various amendments to the Walpert Ridge Specific Plan (SP 97-210-01), a zoning reclassification (ZC 97-120-02), a preliminary development plan, and a Development Agreement. The City Council also approved a Mitigation Monitoring Plan for the Project in Resolution No. 98-005.

C. In July, 2001, the Applicant submitted a precise development plan and vesting tentative map for approval, supplemented and revised thereafter by various documents and other submissions to respond to City and other comments. The precise plan and tentative map incorporate certain modifications to the Project (more fully described below) resulting from compliance with the preliminary development plan conditions of approval and the regulatory approvals from the California Regional Water Quality Control Board, California Department of Fish and Game, U.S. Fish and Wildlife Service, and U.S. Army Corps of Engineers.

D. Pursuant to CEQA section 21166 and CEQA Guidelines section 15162, the City has determined, on the basis of substantial evidence in the record including the information contained in the Addendum, that no subsequent or

supplemental environmental impact report is required for approval of the precise plan and tentative map because: (1) no substantial changes are proposed in the Project which would require major revisions of the FSEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) no substantial changes have occurred with respect to the circumstances under which the Project is being undertaken which would require major revisions in the FSEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and (3) no new information of substantial importance which was not known and could not have been known at the time the FSEIR was certified has become available that would show the Project would have significant effects not discussed in the FSEIR, significant effects previously examined would be substantially more severe than shown in the FSEIR, the Applicant has rejected mitigation measures or alternatives previously found not feasible that would in fact be feasible and would substantially reduce significant impacts, or the Applicant has rejected mitigation measures or alternatives which are considerably different from those analyzed in the FSEIR which would substantially reduce significant effects. The facts supporting these findings are summarized below and more fully described in the Addendum.

II. Precise Plan/ Tentative Map Description

A. FSEIR Project Description: The preliminary development plan described in the FSEIR consisted of a private, master planned, gated country club community of 650 single family homes, an 18 hole golf course, a golf clubhouse, a tennis and swim facility, a joint elementary school and park site, and approximately 1,000 acres of dedicated open space.

B. Precise Plan/Tentative Map Description: As more fully described in the Addendum, the following lists the major elements of the precise plan/tentative map Project description and modifications of the preliminary development plan:

1. 614 single family homes;
2. approximately 1,000 foot reduction in residential footprint along the ridge;
3. the 18 hole golf course has been redesigned as a links style course with 98 acres of irrigated turf and rough, a 23% reduction in irrigated area from the preliminary development plan;
4. the golf course hole array has been changed to predominantly single file and to provide greater distance between holes in order to accommodate Alameda whipsnake movement and improve wildlife access to on-site habitat;

5. addition of a 202 acre private conservation habitat area;
6. the continuous golf course length on the ridge has been reduced by approximately 1,800 feet;
7. the golf course maintenance facility has been relocated to reduce visual impacts from Garin Regional Park;
8. the golf course clubhouse has been relocated to reduce visual and biological resource impacts;
9. in compliance with the previously adopted conditions of approval, Neighborhood G, which included the swim and tennis center, has been eliminated and the tennis courts relocated to Village E;
10. the school will be built in the initial phase of construction, and with certain funding, the larger school to accommodate 650 students will be constructed. To facilitate construction of the larger school, the entire school/park site will be transferred to the Hayward Unified School District and subject a joint use agreement to ensure HARD and public use;
11. the number of neighborhood parks has been reduced from 9 to 6, with several pocket parks and a landscaped paseo greenbelt system;
12. the amount of permanent on-site open space has been increased to 1,230 acres (76 % of the site) over the previously approved 1,100 acres (65 % of the site) and the development area has decreased from 574 acres to 412 acres;
13. improvements to the urban/open space edge have been incorporated into the Project in accordance with previously adopted conditions of approval;
14. grading volume has been reduced from 7.8 million cubic yards to 5 million cubic yards;
15. the water tanks have been relocated in order to mitigate previously identified impacts;
16. the potential telecom sites have been eliminated from the Project;
17. the drainage improvements are similar to those discussed in the FSEIR;

18. fill of jurisdictional wetlands has been reduced from 11.2 acres to 9.2 acres;
19. the Honcharenko Homesite will not be disturbed and will remain in EBRPD ownership;
20. the residential development area is within 1.6 miles of Fire Station No. 5;
21. the precise plan/tentative map implements the emergency vehicle access conditions of approval; and
22. the Project includes a phasing plan similar in concept to the phasing described in the FSEIR.

III. Precise Plan/Tentative Map Relationship to FSEIR Findings

A. Land Use and Open Space: As demonstrated in the Addendum, the Project as proposed in the precise plan/tentative map (referred to hereafter as the "precise plan/tentative map") would not cause any new, or increase the severity of previously identified, significant land use impacts. Consequently, no new mitigation measures are required. The precise plan/tentative map would reduce the land use and open space impacts identified in the FSEIR and would implement FSEIR mitigation measures and Project conditions of approval by virtue of the increase in open space and habitat areas, reduction in development area, reduction in the number of residential lots, reduction in the golf course area, elimination of Neighborhood G, reducing the residential and golf course footprints along the primary ridgelines, eliminating cattle grazing near Neighborhood A, incorporating Fuel Management Zones, incorporating larger lots along the perimeter, including fencing to separate open space and development areas, relocation of the water tanks, relocation of the golf course maintenance facility, and elimination of the potential telecom site.

B. Visual Factors: As demonstrated in the Addendum, the precise plan/tentative map would not cause any new, or increase the severity of any previously identified, significant visual impacts. Consequently, no new mitigation measures are required. The precise plan/tentative map would reduce the visual impacts identified in the FSEIR and would implement FSEIR mitigation measures and Project conditions of approval by virtue of the reduction in grading, incorporation of refined grading, landscaping, building and site design measures, increase in perimeter lot sizes, introduction of paseo/greenbelt features, relocation of the golf clubhouse, the maintenance facility, and access roads, redesign of the golf course, and the landscaping treatment between the golf course and the park, reduction in the

residential and golf course footprint along the ridge, increase in open space, elimination of Neighborhood G, relocation of the water tanks, creation of the 202-acre managed habitat area preservation of approximately 80 percent of rock outcrops, and introduction of rock outcrops in the Project.

C. Vegetation and Wildlife: As demonstrated in the Addendum, the precise plan/tentative map would not cause any new, or increase the severity of previously identified, significant vegetation and wildlife impacts. Consequently, no new mitigation measures are required. The precise plan/tentative map would reduce the vegetation and wildlife impacts identified in the FSEIR and would implement FSEIR mitigation measures and Project conditions of approval by virtue of elimination of Neighborhood G, revisions to the grading plan, modifications to Garin Park Lane, completion of floristic field surveys, decreased impacts on ponds and drainages, creation and enhancement of wetland habitat, redesign of water quality treatment measures, relocation of detention/water quality treatment ponds, addition of bridges, provision of Nuisance Flow Management Plan, provision of bullfrog/exotic species control measures, provision of a preserve manager and an independent resource coordinator, expansion of construction period protection measures, implementation of the Habitat Mitigation and Monitoring Plan required by the U.S. Fish and Wildlife Service and California Department of Fish and Game, reduction in core scrub habitat displacement, reduction in the golf course development areas, expansion of rock outcrop protection measures, funding for resource management and protection, implementation of species surveys, increased separation of development from Garin Park, increased open space areas and 202-acre managed habitat area, wetland replacement at a 2:1 ratio, and execution of the phased dedication agreement with East Bay Regional Park District for the public open space area.

D. Transportation: As demonstrated in the Addendum, the precise plan/tentative map would not cause any new, or increase the severity of any previously identified, significant transportation impacts. Consequently, no new mitigation measures are required. The precise plan/tentative map would reduce the transportation impacts identified in the FSEIR and implement FSEIR mitigation measures and Project conditions of approval by virtue of the reduction in the number of residential lots, the relocation of the Garin Regional Park access road, provision of internal pedestrian circulation via a paseo/greenbelt system and key sidewalks, and the emergency vehicle access which has been designed in accordance with the conditions of approval.

E. Soils and Geology: As demonstrated in the Addendum, the precise plan/tentative map would not cause any new, or increase the severity of previously identified, significant soils and geology impacts. Consequently, no new mitigation measures are required. The precise plan/tentative map would reduce the

soils and geology impacts identified in the FSEIR and implement FSEIR mitigation measures and conditions of approval by virtue of the revised grading plan.

F. Drainage and Water Quality: As demonstrated in the Addendum, the precise plan/tentative map would not cause any new, or increase the severity of any previously identified, significant drainage and water quality impacts. Consequently, no new mitigation measures are required. The precise plan/tentative map would reduce drainage and water quality impacts identified in the FSEIR and implement FSEIR mitigation measures and conditions of approval by virtue of a revised grading and drainage plan designed to incorporate previously identified mitigation measures and conditions of approval, resource agency permit requirements, water quality control provisions in the Mitigation and Monitoring Plan, and a design that will capture 85 percent of the site's annual storm water runoff in water quality ponds for seven days of treatment, consistent with current requirements of the Regional Water Quality Control Board.

G. Public Health and Safety: As demonstrated in the Addendum, the precise plan/tentative map would not cause any new, or increase the severity of any previously identified, significant public health and safety impacts. Consequently, no new mitigation measures are required. The precise plan/tentative map reduce the public health and safety impacts identified in the FSEIR and implement FSEIR mitigation measures and Project conditions of approval by virtue of submittal of a conceptual fuel management plan and Homeowners' Wildland Fire Safety Risk Disclosure & Guide and revision of the plan to restrict residential structures within 150 feet of the transmission line easement and to achieve other setbacks. .

H. Public Services: As demonstrated in the Addendum, the precise plan/tentative map would not cause any new, or increase the severity of any previously identified, significant public services impacts. Consequently, no new mitigation measures are required. The precise plan/tentative map would reduce the public service impacts identified in the FSEIR and implement FSEIR mitigation measures and Project conditions of approval by virtue of locating all of the residential lots within 1.6 miles of Fire Station No. 5, reduction of residential lots, execution of an agreement for the construction of the new elementary school, with construction of the full school build out pending appropriate funding, reduction in golf course irrigated acres, elimination of the swim-tennis club, submission of a detailed water system study, incorporation of a computer controlled watering system for the golf course, incorporation of recycling of excess irrigated water, development of a Final Nuisance Flow Management Plan, verification of off site capability to handle wastewater flows from the Project, provision of a trail staging area, and preservation and creation of access roads to the PG&E transmission lines.

I. Noise: As demonstrated in the Addendum, the precise plan/tentative map would not cause any new, or increase the severity of any previously

identified, significant noise impacts. Consequently, no new mitigation measures are required. The precise plan/ tentative map would reduce the noise impacts identified in the FSEIR and implement FSEIR mitigation measures and Project conditions of approval by virtue of the reduction in the number of residential lots and the acceptance of certain mitigation measures (noise barrier and structural noise abatement) identified in the Updated Noise Analysis for Blue Rock Country Club.

J. Air Quality: As demonstrated in the Addendum, the precise plan/tentative map would not cause any new, or increase the severity of any previously identified, significant air quality impacts. Consequently, no new mitigation measures are required. The precise plan/tentative map would reduce the air quality impacts identified in the FSEIR and implement FSEIR mitigation measures and Project conditions of approval by virtue of the reduced number of residential units, reduced development area including the golf course area and associated reduced grading activities, elimination of the swim/tennis club, improved internal circulation, provision of electric golf carts, convenience retail on site and carpool/van pool parking, and gas stub-outs on all residential fireplaces.

K. Cultural Resources: As demonstrated in the Addendum, the precise plan/tentative map would not cause any new, or increase the severity of any previously identified, significant cultural resources impacts. Consequently, no new mitigation measures are required. The precise plan/tentative map would reduce the cultural resources impacts identified in the FSEIR and implement FSEIR mitigation measures and Project conditions of approval by virtue of execution of an agreement with the East Bay Regional Parks District to ensure that the Honcharenko homesite will remain in Park District ownership and completion by the Applicant of the required cultural resources reporting.

L. Energy: As demonstrated in the Addendum, the precise plan/tentative map would not cause any new, or increase the severity of any previously identified, significant energy impacts. Consequently, no new mitigation measures are required. The precise plan/tentative map would reduce energy impacts identified in the FSEIR and implement FSEIR mitigation measures and Project conditions of approval by virtue of the reduction in the number of residential lots, reduction in the golf course size, and provision of carpooling and van pool parking at the golf clubhouse.